

**City of Tigard  
City Center Advisory Commission  
13125 SW Hall Blvd.  
Tigard, OR 97223**

September 18, 2006

Thank you for your interest in investing in Tigard. We are enthusiastic about the opportunities that exist within our city and welcome your involvement.

As you are aware your proposed project is located within Tigard's City Center Urban Renewal District. This district came into being because the voters of Tigard overwhelmingly approved the adoption of Tigard's Urban Renewal Plan in May of 2006. The key component in this urban renewal effort is Tigard's Downtown Improvement Plan. This plan was developed with painstaking care by Tigard citizens, over a 3 year period, and those citizens continue to be involved as the Downtown Improvement Plan moves into the implementation phase.

"Our vision of Downtown Tigard is an... active urban village at the heart of our community,... pedestrian oriented, accessible by many modes of transportation, ...[which] recognizes natural resources as an asset, and enables people to live, work, play and shop in an environment that is uniquely Tigard."

To make this vision a reality the City of Tigard must ensure that land use regulations and design guidelines are in place to guide development proposals toward the type and quality envisioned in the Downtown Improvement Plan.— This legislative and administrative process is underway today, but it is not complete.

We, as citizens of Tigard who are committed to Tigard's Urban Village becoming a reality, are appreciative of your interest and respectful of your prospective investment in our City. We are concerned that the timing of your project precedes the adoption of the land use and design guidelines that we hold to be very important, if not critical, to promoting quality and a sense of permanence in redeveloping our downtown.

We ask that as you proceed with your design development and feasibility analysis, please be sensitive to the vision and expectation of Tigard residents who have voted for, and expect nothing less than, an improved downtown. Please join us in creating an urban village, that embodies quality and permanence,— an urban village that is pedestrian oriented, and complements the expanded open space areas identified in the Downtown Plan.

Respectfully,

Carl Switzer  
CCAC Chairman